



GERALDEVE

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Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

10 November 2022

Our ref: ANE/CHST/ASI/J7623

Your ref: PP-11684169

Dear Sirs,

Castlewood House (77-91) and Medius House (63-69), New Oxford Street, London, WC1A 1DG
Discharge of Condition 15 (Remediation Scheme) and 16 (Additional Contamination) of Planning Permission Ref. 2017/0618/P

On behalf of our client, Royal London Mutual Insurance Society, we enclose an application to discharge Condition 15 and 16 of the Planning Permission ref. 2017/0618/P ('the planning permission').

Background

The Planning Permission dated 21 December 2017, to which this application for approval of details relates, is for the following development:

"Demolition of existing office building at Castlewood House (Class B1), and erection of an 11 storey office building (Class B1) with retail and restaurant uses (Class A1/A3) at ground floor level; enlargement of existing double basement level and formation of roof terraces and rooftop plant along with associated highways, landscaping and public realm improvement works. Partial demolition of Medius House with retention of the existing façade, and erection of a two storey roof extension including private roof terraces, in connection with the change of use of the building from office (Class B1) and retail (Class A1) to provide 18 affordable housing units (Class C3) at upper floor levels with retain retail use at ground floor level."

The initial application to discharge parts A and B of Condition 15 was submitted on 6th March 2019 and was subsequently approved on 15th May 2020 (ref. 2019/1957/P). The application to discharge Condition 16 was submitted on 17th November 2021 and was subsequently withdrawn on 25th October 2022 as the London Borough of Camden advised that Condition 15 and 16 needed to be addressed together.

Condition 15 – Remediation Scheme

Condition 15 of the planning permission requires the following:

"Prior to the commencement of works, other than demolition, within the relevant phase:

(c) Prior to occupation a verification report shall be submitted and agreed by the planning authority to demonstrate that the works set out in the remediation strategy are complete and shall identify any requirements for the longer monitoring of pollution linkages, maintenance and arrangements for contingency action."

Accordingly, a verification report prepared by GB Card and Partners is submitted as part of this application.

Condition 16 – Additional Contamination

Condition 16 of the planning permission requires the following:

“Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.”

Accordingly, we write to confirm that additional significant contamination has not been identified during development, therefore any modifications or remediation works are not required.

This is confirmed in the supporting confirmation letter prepared by Skanska and submitted as part of this application.

Application documentation

The following information is submitted via the planning portal:

- Planning Portal application form, prepared by Gerald Eve LLP;
- Covering Letter, prepared by Gerald Eve LLP;
- Verification Report, prepared by GB Card and Partners;
- Condition 16 Confirmation Letter, prepared by Skanska.

Please do not hesitate to contact Chloe Staddon [REDACTED] or Aadam Siddiqui [REDACTED] of this office should you have any questions or concerns. We look forward to receiving notice of your receipt and validation.

Yours faithfully

[REDACTED]

Gerald Eve LLP

[REDACTED]